



Archaeology, Conservation & Heritage Section
Planning & Property Development Department
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Decisions Section
Planning & Property Development Department
Dublin City Council
Block 3, Floor 3

25th March 2022

APPEAL COMMENTS

EXPP: 0029/22 (Section 5 Declaration Application)

BORD PLEANALA REF: ABP-312927-22

LOCATION: Ambassador Theatre, Parnell Street, Dublin 1, D01 2243

PROPOSAL: EXPP: Protected Structure:

1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint [sic] damaged sections of painting [sic]. Also, hack off the defective selections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

Appeal Comments

I refer to the report 'Section 5 Referral to An Bord Pleanála in relation to The Ambassador Theatre, Parnell Street, Dublin 1', dated the 3rd March 2022, by Tom Philips & Associates, Town Planning Consultants, on the above. The appeal relates to an application for a Section

5 Declaration Reg. Ref: 0029/22 and in this regard, refer to the Conservation Section Report on that Section 5 Declaration application (attached).

The Conservation Unit within the Archaeology, Conservation and Heritage Section of Dublin City Council's Planning & Property Development is an integrated, multi-disciplinary team comprising architectural conservation officers and planners. It is long established practice in the Planning and Property Development Department that Section 5 applications relating to Protected Structures are dealt with by this unit. In accordance with established practice, the subject Section 5 Declaration application was considered by both an Architectural Conservation Officer and Senior Planner, who concurred in their decision as per the report on Reg. Ref: 0029/22.

The Ambassador Theatre, Parnell Street, Dublin 1 is a Protected Structure, Ref. No. 6437 on the Record of Protected Structures (RPS), Volume 4 of the Dublin City Development Plan 2016-2022, with the description 'Former Ambassador Cinema (former Rotunda Rooms)'. The subject structure is also located within the O'Connell Street Architectural Conservation Area, and in an area zoned Z8, the objective of which is '*to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective*'.

The Ambassador, Parnell Square, Dublin 1 has been surveyed and recorded by the National Inventory of Architectural Heritage (NAIH) under Stage 1 of its survey of Dublin city. Dublin City Council has received a formal Ministerial Recommendation in respect of this building under Section 53(1) of the Act, to the effect that The Ambassador, Parnell Square, Dublin 1 is rated of 'NATIONAL' significance and assigned special interest under the "Architectural", "Artistic", "Cultural" and "Historical" categories of special interest (NIAH Ref. 50010618) provided in Section 51 of the Act.

It is noted that the appeal submission by Tom Philips & Associates, Town Planning Consultants, encloses documentation prepared by Consarc Conservation Architects (dated August & September 2021) which was previously submitted with the original Section 5 Declaration application and considered by the Planning Authority as part of that application. However, that appeal submission is not supported by an opinion of the consultant conservation architect on the Planning Authority's declaration as issued.

It is also noted that a total of three Section 5 Declarations have been submitted to the Planning Authority for proposed works comprising the external cleaning of masonry elements, external stone repair/replacement and the replacement of external render at the subject property (Section 5 Declaration references 0186/19, 0494/19, & 0029/22). Furthermore, the premises is the subject of an enforcement notice (E0223/19) issued under S154 of the Planning & Development Act, 2000 (as amended) regarding 'unauthorised cleaning of the façade'.

The Section 5 Declaration application Reg. Ref: 0029/22 is for works which had previously been considered under an earlier Section 5 Declaration application; Reg. Ref: 0494/19. This earlier Declaration had determined that the proposed works comprise development, which would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended), and as such would require planning permission. It is noted that this earlier declaration of the Planning Authority was not appealed to An Bord Pleanála.

Though the appellant notes that issues raised within the Conservation Section's Report on Reg. Ref: 0494/19, had been addressed in the preparation of documentation submitted in support of Section 5 application Ref: 0029/22, the information submitted with the latter declaration is broadly similar to that submitted under the previous declaration application.

Nonetheless, a comprehensive assessment of the submitted documentation, having regard to the provisions of the Act and the statutory Architectural Heritage Protection Guidelines for Planning Authorities (2011), has been provided in the Conservation Officer's/Planner's Report for Section 5 Ref: 0029/22 (attached).

The Board will be aware that the Section 5 Declaration process for Protected Structures is principally aimed at modest works of maintenance and repair.

In this instance, the Section 5 Declaration application which forms the subject of this appeal, comprises wholesale works to multiple elevations of this 'Nationally significant' protected structure, which also represents a dominant landmark building terminating vistas within the O'Connell Street Architectural Conservation Area (ACA). The quantum of the proposed works which include but are not limited to: stone indents; stone replacement; plastic mortar repairs, raking and repointing and re-rendering works, when viewed in combination, are considered to be substantial in scope and nature. As such, the cumulative impact of the proposed works would materially affect the character of both the protected structure and the ACA, which having regard to the statutory Guidelines and Sections 4(1)(h) and 57 of the Act, would comprise a material alteration which would not be considered exempted development.

This is not to say that such material alterations are, or are not necessary or justified, but that they require careful assessment and determination through the development management process, via an application for planning permission; and may result in the attachment of one or more planning conditions (that are not possible under a Section 5 Declaration) in the event of a grant of permission.

Aside from concerns over the cumulative effect of the works, the Conservation Section's Report provides professional assessment and opinion regarding the specific works proposed and their potential to materially affect the character of the Protected Structure, as follows:

Cracking of Granite & Rendered Elements- The Architectural Heritage Protection Guidelines for Planning Authorities state that '*Where alterations are proposed to walls or other structural elements of a protected structure, the planning authority should be satisfied that the proposals are based on a proper knowledge and understanding of the existing structure*' (2011, pg.116). The conservation report submitted with the Section 5 application highlights a number of potential structural issues to the building - this confirms that the cause of the cracking is unknown. No structural assessment had been provided as part of the submission which would demonstrate that the proposal would not materially affect the character of the protected structure. As such, the works are not considered exempted development.

Coade Stone- It is proposed to replace a number of missing elements to the Coade Stone Bucrania frieze, to the drum of the building. It is understood that the Coade Stone Bucrania frieze, represents the only known example of its kind in Ireland and one of the finest examples of this technically innovative artificial stone in existence. The specification provided is general in nature and it has not been demonstrated that a specialist with proven expertise in the repair/manufacture of Coade Stone was involved. Detail of the proposed repairs to the highly significant Coade stone frieze, have not been clearly specified and the proposed work has the potential to materially affect the character of the protected structure and as such these works are not considered exempted development.

Cleaning- As noted above, the property is the subject of an open enforcement notice (Ref: E0223/19) issued under S154 of the Planning & Development Act 2011 (as amended) which relates to 'unauthorised cleaning of the façade'. The Architectural Heritage Protection Guidelines for Planning Authorities state '*The cleaning of*

stonework can materially affect the appearance of a protected structure or the character of an ACA' (2011, pg.120). Furthermore, there is a lack of clarity in relation to the proposed cleaning approach. The 'Façade Gommage System' of cleaning has been specified for use in Appendix B of the conservation report despite an assessment by the Conservation Architect that previous cleaning undertaken using the 'Façade Gommage System' (note that cleaning had been undertaken in the absence of planning permission or a Section 5 exemption declaration) has removed the surface layer of the stone and concludes with a recommendation that it is not to be used. Images of the stonework clearly illustrate the friable and delicate nature of some elements. The Architectural Heritage Protection Guidelines for Planning Authorities state that '*The potential of stone cleaning to cause irreversible damage means that where works would materially affect the character of such a structure, these works will require planning permission*' (2011, pg.121). As such, it is considered that the cleaning of the building has the potential to materially affect the character of the protected structure and would require planning permission.

Render- The submission specifies the breaking out and replacement of defective renders in several locations across the principal elevations of the building, to include the drum of the rotunda and the east façade facing onto the junction of Parnell Street and Cavendish Row. The proposal has the potential to create distinct visual discord between retained areas of render and areas of repair, thus creating a patchwork appearance to the elevations of this 'Nationally significant' protected structure, which also represents a dominant landmark building terminating vistas within the O'Connell Street ACA. As such, it is considered that the proposed render works would require planning permission.

Furthermore, the appellant submits that a written request to the Planning Authority under Section 57 of the Act was submitted on 4th October 2021 for the subject building; the Ambassador Theatre. However, that Section 57 Declaration was not submitted with the City Councils Section 57 Application Form; a matter that was brought to the consultant's attention. It is noted that Section 57(2) the Planning and Development Act 2000 (as amended) provides for a declaration regarding the '*type of works*', rather than specific, detailed works as submitted with that Section 57 Declaration request;

'An owner or occupier of a protected structure may make a written request to the planning authority, within whose functional area that structure is situated, to issue a declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element, referred to in subsection (1)(b), of that structure.' (underlined for emphasis)

The Section 57 Declaration request included an itemised list of specific proposed works which had already been considered and determined by the Planning Authority under the Section 5 Declaration application Reg. Ref: 0494/19; to the effect that the proposed works would comprise development which would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) and as such would require planning permission.

For the record, the Conservation Section, on receiving the Section 57 Referral in October 2021, contacted the consultant's offices a number of times and advised that the list of specific works proposed, as submitted with the Section 57 Declaration request, had already been determined under Section 5 Ref: 0494/19 (as above).

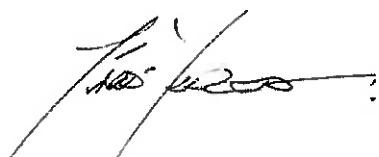
Regarding this appeal, the Planning Authority is of the opinion that the proposed works to The Ambassador Theatre, Parnell Street, Dublin 1, comprise works that would be development and would not be exempted development, having regard to the provisions of

Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended), since the works as proposed would materially affect the character the Protected Structure.

The Planning Authority submits that the proposed works can be considered and assessed as part of the standard development management process for Protected Structures via the making of an application for planning permission.



John Beattie
Assistant Architectural Conservation Officer



Paraic Fallon
Senior Planner
Archaeology, Conservation & Heritage Section

EXPP: 0029/22

APPLICANT: Millennium Theatre Company

AGENT: Tom Philips & Associates, 80 Harcourt Street, Dublin 2

ADDRESS: Ambassador Theatre, Parnell Street, Dublin 1, D01 2243

PROPOSED DEVELOPMENT:

1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint [sic] damaged sections of painting [sic]. Also, hack off the defective selections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

STATUTORY PROTECTION:

The Ambassador Theatre is on the current Record of Protected Structures (Dublin City Development Plan 2016-2022). The reference number is 6437 and the description reads 'Former Ambassador Cinema (former Rotunda Rooms)'.

The subject building is located within the O'Connell Street Architectural Conservation Area, and is within Zone 8 '*to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective*'.

DATE OF REPORT: 14th February 2022

PLANNING HISTORY

Ref No.	Description	Decision
3092/98	Description has been abbreviated Change of use at basement level, from wine cellars to changing rooms, toilets, cloakroom, bar, storage and kitchens. Construction of stairway from the main foyer at ground floor level to the basement level and three new fire escape stairs The works also include the partial demolition of the brick vaults at basement level.	Grant Permission 07-May-1999

0180/12	<p>Description has been abbreviated</p> <p>The levelling of the balcony at first floor level, and the installation of a freestanding lift to provide disabled access.</p>	<p>Grant Exemption Certificate 11-Dec-2012</p>
0186/19	<p>Description has been abbreviated</p> <p>Internal works to include: redecoration; replacement of floor finishes; repair of joinery items; recommissioning of sanitary ware. External works to include: roof repairs; works to RWG's; repairs to rooflights/lanterns; repairs to lead valleys; removal of vegetation, refurbishment and redecoration of windows/doors; cleaning of masonry elements; repointing; replacement of render; stone repair/replacement.</p> <p>This determined that the following proposed works would comprise development which would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) and as such would require planning permission.</p> <p><u>Roof Plan:</u></p> <ol style="list-style-type: none"> 1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint [sic] damaged sections of painting [sic]. Also, hack off the defective sections/cracked sections of render and re-render to match existing. 2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details. 3. Carefully refurbish/reinstate the moulding throughout and leave in good condition. 4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout. 5. Make good all bell cast where damaged. <p><u>O'Connell Street and Cavendish Row Elevations:</u></p> <ol style="list-style-type: none"> 1. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels. 2. Clean down stone and render finishes including all intermediate and parapet corbels removing all sediment moss and debris throughout. 3. Cut out the damaged/cracked section to the render and make good including ashlar effect generally. 4. Carry out stone repairs to pillars and thoroughly clean. 5. Hack off defective plaster finishes and make good. 	<p>Split Decision (Permission & Refusal) 20-Aug-2019</p>
0494/19	<ol style="list-style-type: none"> 1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, 	<p>Refuse Exemption Certificate 19-Feb-2021</p>

hack off the defective selections/cracked sections of render and re-render to match existing.

2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including Ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

PLANNING ENFORCEMENT HISTORY

Ref. No.	Opened	Reason	Closed	Reason
E1275/01	19-Nov-2001	New roller shutter to front entrance-use of roller are to side for storage of kegs.	27-Jun-2005	Not expedient to take action
E0776/10	16-Sep-2010	Alleged evidence of water ingress	18-Aug-2015	Resolved
E0814/12	19-Nov-2012	Work to Protected Structure	12-Feb-2013	Exempted Development
E0118/18	21-Feb-2018	Unauthorised signage and dinosaur structure on roof	10 th Jan 2020	File merged with E0223/19 (see below)
E0223/19	22-March-2019	Unauthorised cleaning of front facade & possible unauthorised works	Remains Open	

SECTION 57 DECLARATION

No Declaration under Section 57 of the Act has been issued for the Protected Structure by the Planning Authority.

INFORMATION SUBMITTED WITH THE APPLICATION

1. Application form
2. Site location map
3. Tom Philips Planning Report (dated January 2022)
4. Consarc Conservation Report (dated September 2021)
5. Survey Drawings (dated September 2020)

REPORT/ASSESSMENT

The subject building was constructed as part of the significant 18th century Rotunda 'Lying-In' Hospital complex, and occupies the former Rotunda Assembly Room, built as an addition to the principal hospital building in 1764 to designs by John Ensor. The assembly room served as a cinema from c.1910 onwards though 'moving pictures' had been shown at the Rotunda as early as 1897. The building closed as a cinema in 1999 and now functions as a venue for events and exhibitions. The Rotunda remains a dominant landmark structure within the city and has been assigned a 'National' significance rating by the National Inventory of Architectural Heritage (NIAH Ref: 50010618). It is also understood that the Coade Stone Bucrania frieze, to the drum of the building, represents the only known example of its kind in Ireland and one of the finest examples of this technically innovative artificial stone in existence.

The proposed works as itemised on the Section 5 application form are listed as:

1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting [note is assumed that this should read 'rake and repoint damaged sections of pointing']. Also, hack off the defective selections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

The list of proposed works is identical to that which had previously been considered under Section 5 Ref: 0494/19. This had determined that the proposed works would comprise development which would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) and as such would require planning permission. The information submitted with the current Section 5 application is largely identical to that which had previously been submitted under Section 5 Ref: 0494/19.

The Conservation Section together with the Planning Enforcement Section had visited site on the 10/07/2020 where they met with the building occupier and members of their design team.

The Rotunda Hospital (the property owner) was notified in writing that an application for a Declaration under Section 5 of the Act was requested in relation to The Ambassador Theatre, Parnell Street, Dublin 1. This advised that comments and observations in relation to the subject application should be submitted to Dublin City Council on or before 11/02/2021. No

comments were received from the property owner in relation to the Section 5 application within the designated period.

Cumulative Effect- The submitted proposal involves wholesale works to multiple elevations of this 'Nationally significant' protected structure, which also represents a dominant landmark building terminating vistas within the O'Connell Street Architectural Conservation Area (ACA). The quantum of works which include but are not limited to: stone indents; stone replacement; plastic mortar repairs, raking and repointing and re-rendering works, when viewed in combination, are considered to be substantial in scope and nature. As such, the cumulative impact of the proposed works would materially affect the character of both the protected structure and the ACA. It is the opinion of the planning authority, that the proposed works would be considered development, which would not be considered exempted development.

Cracking of Granite & Rendered Elements- The conservation report highlights a number of potential structural issues to include: cracking to the granite soffit of the arcade (fronting the Rotunda carpark); cracking to and below the cornice to the east elevation; as well as the displacement of a corner section of stonework to this facade. The submission confirms that the cause of the cracking is unknown and although the applicant indicates that a conservation structural engineer *shall* be appointed to investigate, it is understood that assessment of the property by a suitably qualified conservation engineer has not yet been undertaken. No structural assessment has been provided as part of the submission and the structural impact of the works in these areas has not been clearly detailed or addressed. The Architectural Heritage Protection Guidelines for Planning Authorities state that '*Where alterations are proposed to walls or other structural elements of a protected structure, the planning authority should be satisfied that the proposals are based on a proper knowledge and understanding of the existing structure*' (2011, pg.116). Insufficient information has been submitted which would demonstrate that the proposal would not materially affect the character of the protected structure and as such the proposals would not be considered exempted development. *Note: Site investigations should be carried out in discussion with the Conservation Section and may require separate consents/section 5 approval.*

Coade Stone- It is proposed to replace a number of missing elements to the Coade Stone frieze. It is not clear if detached sections, indicated to adjacent roof areas have been considered for reassemble and reinstatement. As such, the applicant has not provided clear justification that the replacement of these elements over their repair and reassembly is justified. Furthermore, it is not clear how it is intended to repair sections of the swags where fragmentary parts have been lost. The method statement does not expand on how localised repairs (as opposed to the casting of complete replacements) are to be achieved. Best practice would call for the Coade stone to be cast and then worked down to form replacement elements, with any shaping undertaken on the newly cast matching material and not the original. Notwithstanding the fact that the agent proposes that works *shall* be undertaken by a specialist Coade Stone manufacturer, the specification provided is general in nature and it has not been demonstrated that a specialist with proven expertise in the repair/manufacture of Coade Stone was involved. Detail of the proposed repairs to the highly significant Coade stone frieze, have not been clearly specified, the proposed work has the potential to materially affect the character of the protected structure and as such these works are not considered exempted development.

Cleaning- The property is the subject of an open enforcement notice (Ref: E0223/19) issued under S154 of the Planning & Development Act 2011 (as amended) which relates to 'unauthorised cleaning of the façade'. The Architectural Heritage Protection Guidelines for Planning Authorities state '*The cleaning of stonework can materially affect the appearance of a protected structure or the character of an ACA*' (2011, pg.120). Furthermore, there is a lack of clarity in relation to the proposed cleaning approach. The supporting conservation report provides an assessment of areas where cleaning of the façade had previously been

undertaken using the 'Façade Gommage System' (note that cleaning had been undertaken in the absence of planning permission or a Section 5 exemption declaration). The assessment confirms that the 'Facade Gommage System' has removed the surface layer of the stone and concludes with a recommendation that it is not to be used. Despite this the 'Facade Gommage System' has been specified for use in Appendix B of the conservation report. Images of the stonework clearly illustrate the friable and delicate nature of some elements. The Architectural Heritage Protection Guidelines for Planning Authorities state that '*The potential of stone cleaning to cause irreversible damage means that where works would materially affect the character of such a structure, these works will require planning permission*' (2011, pg.121). As such, it is considered that the cleaning of the building has the potential to materially affect the character of the protected structure. It is the opinion of the planning authority, that the proposed cleaning works would be considered development, which would not be considered exempted development.

Render- The submission specifies the breaking out and replacement of defective renders in several locations across the drum of the rotunda theatre and to the east elevation of the building. Though it is acknowledged that efforts are to be made to match the existing render in terms of appearance (early Roman Cement and 20th century Mica rich render etc.) the proposal has the potential to create distinct visual discord between retained areas of render and areas of repair, thus creating a patchwork appearance to the elevations of this 'Nationally significant' protected structure, which also represents a dominant landmark building terminating vistas within the O'Connell Street ACA. As such, it is considered that the proposed render works would materially impact the character of both the protected structure and the ACA. It is the opinion of the planning authority, that the proposed render works would be considered development, which would not be considered exempted development.

RECOMMENDATION

A. It is considered that the proposed works as summarised below comprise development which of themselves and in combination would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) as the proposed development would materially affect the character of the Protected Structure and therefore **would require planning permission:**

1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint [sic] damaged sections of painting [sic]. Also, hack off the defective selections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate and (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

Note: The applicant's Conservation Adviser should request a pre-planning consultation with the City Council's Planning Department prior making a planning application in relation to these and/or other related works. Also note that any future site trials and investigations should be

carried in discussion with the Conservation Section and may require separate declarations under Section 5 and/or Section 57 of the Planning and Development Act, 2000 (as amended).

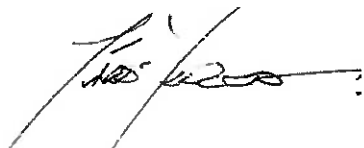


14th Feb 2022

John Beattie
Assistant Architectural Conservation Officer

Date

I have read the Declaration on the above property, which is included in Dublin City Council's Record of Protected Structures. I recommend that the Declaration under Section 5 of the Planning and Development Act, 2000 be issued to the applicant in terms set out attached.



14/02/2022

Paraic Fallon
Senior Planner

Date

